

ENFORCEABLE OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34167 and 34169 (\*)

	Project Name / Debt Obligation	Project Area	Payee	Description	Total Outstanding Debt or Obligation As of June 30, 2010	Total Paid During 2010-11 Fiscal Year (unaudited)	Total Due During 2011-12 Fiscal Year	Payments by month					
								Aug**	Sept	Oct	Nov	Dec	Total
1)	2001 Tax Allocation Refunding Bonds	Skypark	Bank of New York	Bonds issued to fund non-housing project	\$ 880,360.00	\$ 352,144.00	\$ 352,144.00	\$ 176,072.00				\$ 176,072.00	\$ 352,144.00
2)	Advance from Low-Mod Housing Fund	Skypark	City of Torrance RDA	City Low Mod Housing fund	\$ 1,633,409.00	\$ 326,981.80							\$ -
3)	Property Tax Admin Cost FY 10-11	Skypark	Skypark Redevelopment	admin	\$ 10,240.00	\$ 11,949.76	\$ 12,189.00	\$ 12,189.00					\$ 12,189.00
4)	20% Low Mod Housing set-aside FY 10-11	Skypark	City of Torrance RDA		\$ 134,361.00	\$ 123,907.00	\$ 134,178.00	\$ 134,178.00					\$ 134,178.00
5)	SERAF FY10-11	Skypark	State of CA		\$ 436,758.00	\$ 436,758.00		\$ -					\$ -
6)	City Advances 1990- 1993	Downtown	City of Torrance	downtown revitaliztion, relocation costs	\$ 2,050,313.00			\$ -					\$ -
7)	Advance from County 1992-2010	Downtown	County of Los Angeles		\$ 18,674,905.00			\$ -					\$ -
8)	City Advance 1997-1998	Downtown	City of Torrance	downtown rehabilitation	\$ 455,000.00			\$ -					\$ -
9)	Bond Series A	Downtown	Bank of New York		\$ 10,928,389.00	\$ 579,222.00	\$ 577,932.00		\$ 401,881.00			\$ 176,051.00	\$ 577,932.00
10)	County Admin Fee FY10-11	Downtown	County of Los Angeles	admin	\$ 28,600.00	\$ 28,600.00	\$ 30,300.00	\$ 30,300.00					\$ 30,300.00
11)	Bond Admin Fee FY10-11	Downtown	Bank of New York	admin	\$ 2,000.00	\$ 2,000.00	\$ 1,796.70	\$ 1,796.70					\$ 1,796.70
12)	County Pass Thru	Downtown	County of Los Angeles		\$ 1,123,101.00								\$ -
13)	20% Low-Mod Set-Aside	Downtown	City of Torrance		\$ 393,812.00	\$ 358,445.00	\$ 342,289.00	\$ 342,289.00					\$ 342,289.00
14)	City Advance 1982	Industrial	City of Torrance	Non-housing improvements	\$ 54,230.00			\$ -					\$ -
15)	City Advance 1985	Industrial	City of Torrance	"	\$ 47,040,041.00			\$ -					\$ -
16)	City Advance 1986	Industrial	City of Torrance	"	\$ 3,385,000.00			\$ -					\$ -
17)	City Advance 1987	Industrial	City of Torrance	"	\$ 3,207,341.00			\$ -					\$ -
18)	City Advance 1988	Industrial	City of Torrance	"	\$ 296,230.00			\$ -					\$ -
19)	City Advance 1990	Industrial	City of Torrance	"	\$ 245,372.00			\$ -					\$ -
20)	City Advance 1997	Industrial	City of Torrance	"	\$ 1,694,040.00			\$ -					\$ -
21)	City Advance 1988	Industrial	City of Torrance	"	\$ 63,253.00			\$ -					\$ -
22)	City Advance 1989	Industrial	City of Torrance	"	\$ 149,865.00			\$ -					\$ -
23)	Notes Payable, Developer	Industrial	Honda	for dev. of north american headquarters	\$ 1,726,609.00			\$ -					\$ -
24)	City Advance 1998	Industrial	City of Torrance	Non-housing improvements	\$ 1,515,459.00			\$ -					\$ -
25)	City Advance 1999	Industrial	City of Torrance	"	\$ 111,893.00			\$ -					\$ -
26)	Industrial Series B&C Bond	Industrial	Bank of New York	"	\$ 38,440,644.00	\$ 2,391,381.00	\$ 2,772,620.00	\$ 923,810.00				\$ 1,848,810.00	\$ 2,772,620.00
27)	City Advance 1999	Industrial	City of Torrance	"	\$ 619,431.00			\$ -					
28)	City Advance 1988	Industrial	City of Torrance	"	\$ 539,149.00			\$ -					
29)	Bond Admin Fee FY10-11	Industrial	Bank of New York	admin	\$ 7,671.00	\$ 4,766.50	\$ 5,000.00	\$ 5,000.00					
30)	County Pass Thru	Industrial	County of Los Angeles		\$ 2,391,864.00								
31)	Admin Fee SB2557/AB1924	Industrial	State of CA		\$ 97,329.00	\$ 121,203.22	\$ 123,300.00	\$ 123,300.00					
32)	20% Low-Mod Set-Aside FY10-11	Industrial	City of Torrance		\$ 1,366,780.00	\$ 1,073,200.60	\$ 1,240,074.00	\$ 1,240,074.00					
33)	Salaries	Downtown	City of Torrance	employee salaries & benefits	\$ 59,900.00	\$ 55,712.27	\$ 58,400.00	\$ 4,866.66	\$ 4,866.66	\$ 4,866.66	\$ 4,866.66	\$ 4,866.66	\$ 24,333.30
34)	Housing Programs	Downtown Low-Mod	City of Torrance	labor for Home Improvement Program (HIP)	\$ 247,550.00	\$ 181,390.84	\$ 214,250.00	\$ 214,250.00					\$ 214,250.00
35)	Professional/Contract Services & Utilities	Downtown Low-Mod	various	Legal, tech services, housing & non housing projects	\$ 407,077.18	\$ 188,157.41	\$ 398,717.00	\$ 398,717.00					\$ 398,717.00
36)	Materials Supplies, Maintenance	Downtown Low-Mod	City of Torrance	rental subsidies, supplies, OPA charges, HIP	\$ 188,156.00	\$ 182,336.44	\$ 13,058.00	\$ 13,058.00					\$ 13,058.00
													\$ -
													\$ -
	Total Obligations				\$ 140,606,132.18	\$ 6,418,155.84	\$ 6,276,247.70	\$ 3,619,900.36	\$ 406,747.66	\$ 4,866.66	\$ 4,866.66	\$ 2,205,799.66	\$ 4,873,807.00

\* This Enforceable Obligation Payment Schedule (EOPS) is to be adopted by the redevelopment agency no later than late August. It is valid through 12/31/11. It is the basis for the Preliminary Draft Recognized Obligation Payment Schedule (ROPS), which must be prepared by the dissolving Agency by 9/30/11. (The draft ROPS must be prepared by the Successor Agency by 11/30/11.) If an agency adopts a continuation ordinance per ABX1 27, this EOPS will not be valid and there is no need to prepare a ROPS.